



Offers Over £240,000

RUSHPOOL CLOSE | FOREST TOWN | MANSFIELD | NG19 0LY

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ESTATE AGENTS

DON'T MISS OUT!!.. Located in Forest Town, within a short distance of the town centre, excellent shops, amenities and schools is this beautiful three-bedroom home! Comprising of a well thought through layout and several entertaining spaces. Let's take a look inside...

The ground floor presents wonderful accommodation throughout. Step into the lounge where you'll be presented with a cosy space to enjoy settling down with the family, complemented by a feature fireplace. The kitchen is just next door and complete with a range of matching units to utilise, along with integrated appliances and space for all essential appliances. You can step straight through to the conservatory from here which is fitted with surrounding windows, perfect space for entertaining with family and friends in the summer months. There's also an external door to the side elevation giving access to the rear garden! Completing the floor is the handy WC.

The first floor benefits from three well-sized bedrooms, all of which have been well cared for. All bedrooms benefit from the luxury of built in wardrobes and one also has access to its own private en suite facility. Additionally, there's a family bathroom just off the landing where you can relax in a hot bath after a long day!

The outside space offers a low-maintenance and ample rear garden with patio seating area, a greenhouse, storage shed. To add to that, there is a lawn and a surrounding fence for additional privacy. A great spot to enjoy a BBQ in the summer. The front of the property also benefits from a private driveway and garage allowing space for handy off-road parking.

Whats not to love? Arrange a viewing today!





#### Entrance Hallway

Access to a handy WC, window to the side elevation and further access to;

#### WC

With storage cupboard under the stairs, feature fireplace and a window to the front elevation.

#### Kitchen 8'5" x 15'6"

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances and a window to the rear elevation. With ample furniture space and access to the conservatory through the double doors.

#### Conservatory 8'9" x 10'1"

With surrounding windows, ample furniture space and an external door to the side elevation.

#### Landing

With storage cupboard, window to the side elevation and access to;

#### Bedroom One 9'8" x 10'1"

With built in wardrobes and a window to the front elevation.

#### Bedroom Two 9'5" x 9'9"

With built in wardrobes, private en suite and window to the rear elevation.

#### En Suite 3'3" x 9'9"

Three piece suite fitted with a hand wash basin, low flush WC and shower.

#### Bedroom Three 6'9" x 7'4"

With fitted wardrobe and a window to the front elevation.



#### Bathroom 5'10" x 5'10"

Complete three piece family suite comprising of a hand wash basin, low flush WC and bath. With window to the rear elevation.

#### Garage 8'7" x 16'7"

Accessible from the front and rear elevation.

#### Outside

Easy to maintain frontage with lawn, block paved driveway and garage. To the rear there is a well established garden which is mainly laid to lawn, patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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